



OMKARA ASSETS RECONSTRUCTION PVT. LTD.

CIN: U67100TZ2014PTC020363

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[Appendix - IV-A]

[See proviso to rule 8 (6) r/w 9(1)]

PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from IndusInd Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took handover of the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 18.08.2023 (IN INR)	Demand Notice Date	Physical Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	Mr. Neeraj Agarwal (Borrower/Mortgagor), Mrs. Megha Agrawal (Co-Borrower/Mortgagor) (LAN: NNND00033N)	All that R.C.C Superstructure Comprising of Shop No.13, covering a built up area of 21.446 Sq. Mtrs. Situated on Second Floor of the building known and styled as "N.K.Y. TOWERS" together with undivided 8.578% share and interest in All that piece & parcel of the land	Mr. Neeraj Agarwal	Rs.105,21,697.91 (Rupees One Crores Five lakhs Twenty One Thousand Six Hundred and Ninety Seven and Paise	01.03.2022	03.02.2023	Rs.25,85,632 (Rupees Twenty Five Lakhs Eighty Five	Rs. 50,000	Rs. 2,58,563.2 (Rupees Two lakhs Fifty Eight Thousand Five Hundred and Sixty Three	13.10.2023 10:00 A.M to 12:00 P.M



		bearing Plot No.8 & 9, being a part and portion of the entire land bearing Kh. No.77/1 and 78/1/2 situated at Mouza - Ajri, bearing City Survey No.2090, Sheet No.41 within the limits of N.M.C. Ward No.5 & N.I.T., Tah. And Dist. Nagpur and bounded as under: - On the East: - Nalla On the West: - Passage On the North: - Shop No.12 On the South: - Shop No.14		Ninety One Only)			Thous and Six Hunder and Thirty Two Only)		and Paisa Two Only)	
2.	Mr. Neeraj Agarwal (Borrower/Mortgagor), Mrs. Megha Agrawal (Co-Borrower/Mortgagor) (LAN: NND00033N)	All that Residential Apartment No.101 & 102, total built up area of 143.778 Sq.Mtrs. (69.3883 Sq.Mtrs. + 74.3906 Sq.Mtrs = 143.778 Sq.Mtrs.) situated on the First Floor of the building known and styled as "Pushkar Blossoms" constructed on all that piece and parcel of land bearing Plot No.33-A, admeasuring about 267.75 Sq.Mtrs. in the sanction layout of Swawalambi Sahakari Gruha Nirman Sanstha Maryadit Nagpur, being a part and portion of the entire land bearing Kh.No.84,86 & 88, situated at Mouza - Bhamti (Parsodi), Mouza No.311, Thak No.382, P.S.K 44, Corporation House No.4188/33/A, bearing City Survey No.28, Sheet No.19, together with propionate 25.410% (12.21628% + 13.19418% = 25.410%) share and interest in the said land, within the limit of N.I.T and N.M.C Ward No.75, Thasil and	Mr. Neeraj Agarwal	Rs.105,21,697.91 (Rupees One Crores Five lakhs Twenty One Thousand Six Hundred and Ninety Seven and Paisa Ninety One Only)	01.03.2022	20.03.2023	Rs.86,67,512 (Rupees Eighty Six Lakhs Sixty Seven Thousand and Five Hundred and Twelve Only)	Rs. 8,66,751.2 (Rupees Eight Lakhs Sixty Thousand Seven Hundred and Fifty One and Paisa Two Only)	Rs. 8,66,751.2 (Rupees Eight Lakhs Sixty Thousand Seven Hundred and Fifty One and Paisa Two Only)	13.10.2023 03:00 P.M to 05:00 P.M



	District Nagpur, and the said property is bounded as under :- On the East: - Plot No.18-A On the West: - Road On the North: - Nallah On the South: - Plot No.33								
Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank , Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449									

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	16.10.2023 till 6:00 pm
Date of E-Auction & Time	19.10.2023 12:00 to 2:00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. <http://omkaraarc.com/auction.php> or website of service provider i.e. <http://www.bankauction.com>.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of not less than 30 (Thirty) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest from 19.08.2023 and all costs charges and expenses any time before the closure of the Sale. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date: 13.09.2023
Place: Nagpur

Sd/-
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

